

**PB# 77-54**

**Top Quality Used Cars  
(John Leombruno)**

**(Never Materialized)**

Top Quality Used Cars 77-54  
John Lombardo

---

never materialized  
given to Town Clerk's office  
6/30/83 ah.



**Oxford Pendaflex**  
CORPORATION

STOCK No. 753 1/3

• • •

MADE IN U.S.A.

Date

4-13-77

Application No.

77-54

TOWN OF NEW WINDSOR PLANNING BOARD

555 Union Avenue; Tel: 565-8398

APPLICATION FOR SITE APPROVAL

Name Top Quality Used Cars, Corp

Address RT 32 New Windsor, N.Y.

1. Owner of the property Morton Scott

2. Location of the property Easterly side of RT 32 bordering on the South side by Pleasant Acres

3. zone area P-1

4. Nature of business Used Car Sales

5. Lot size: Front 175' Rear 150' Depth 20.5'

6. Building setbacks: Front yard 165' Rear yard \_\_\_\_\_  
Side yard 40'

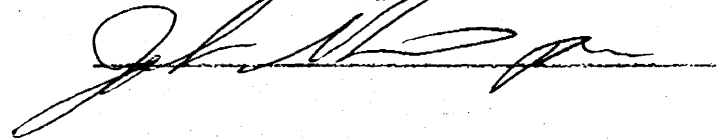
7. Dimensions of new building 45' x 45' Temporary Building  
Addition \_\_\_\_\_

If addition, state front, side, rear of existing structure:

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Zoning Ordinance be obtained, with particular attention to Article X to avoid rejection of the plans.

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expense for advertising of Public Hearing or meetings will be paid. Also, any legal or engineering fees for review of this project. Fees are due and payable upon submission of preliminary plans. All checks are to be made payable to the Town of New Windsor. Seven (7) copies of the plans are required.

Signature of applicant

A handwritten signature in dark ink, appearing to be 'J. H. [unclear]', is written over a horizontal line.

Presubmission \_\_\_\_\_

Final Approval \_\_\_\_\_

Adopted 10/5/70

N/F LANDS OF LANDMAN

S 33° W 462.0±

8.27 ± ACRES  
ZONCO: P1

N/F LANDS OF OLYMPIA

S 61° 21' E 960.90'

50' UNPAVED ROAD

N 61° 45' W 988.68±

N/F LANDS OF BORCHERT

235.68±

1.23±A

L/O ORSINI

L/O MONACO

236.09'

40'

SEPTIC TANK

44'x45' TEMPORARY BLDG

CUSTOMER PARKING 12 CARS

CAR DISPLAY AREA 61 CARS

1

165' ±

206.44±

N 37° E 427.66'

ROUTE 32 (WINDSOR HIGHWAY)

TOWN WATER LINE

TO VAILS GATE

TO NEWBURGH

PROPOSED USED CAR LOT  
FOR  
TOP QUALITY USED CARS, CORP

SCALE 1" = 50'

4/12/97